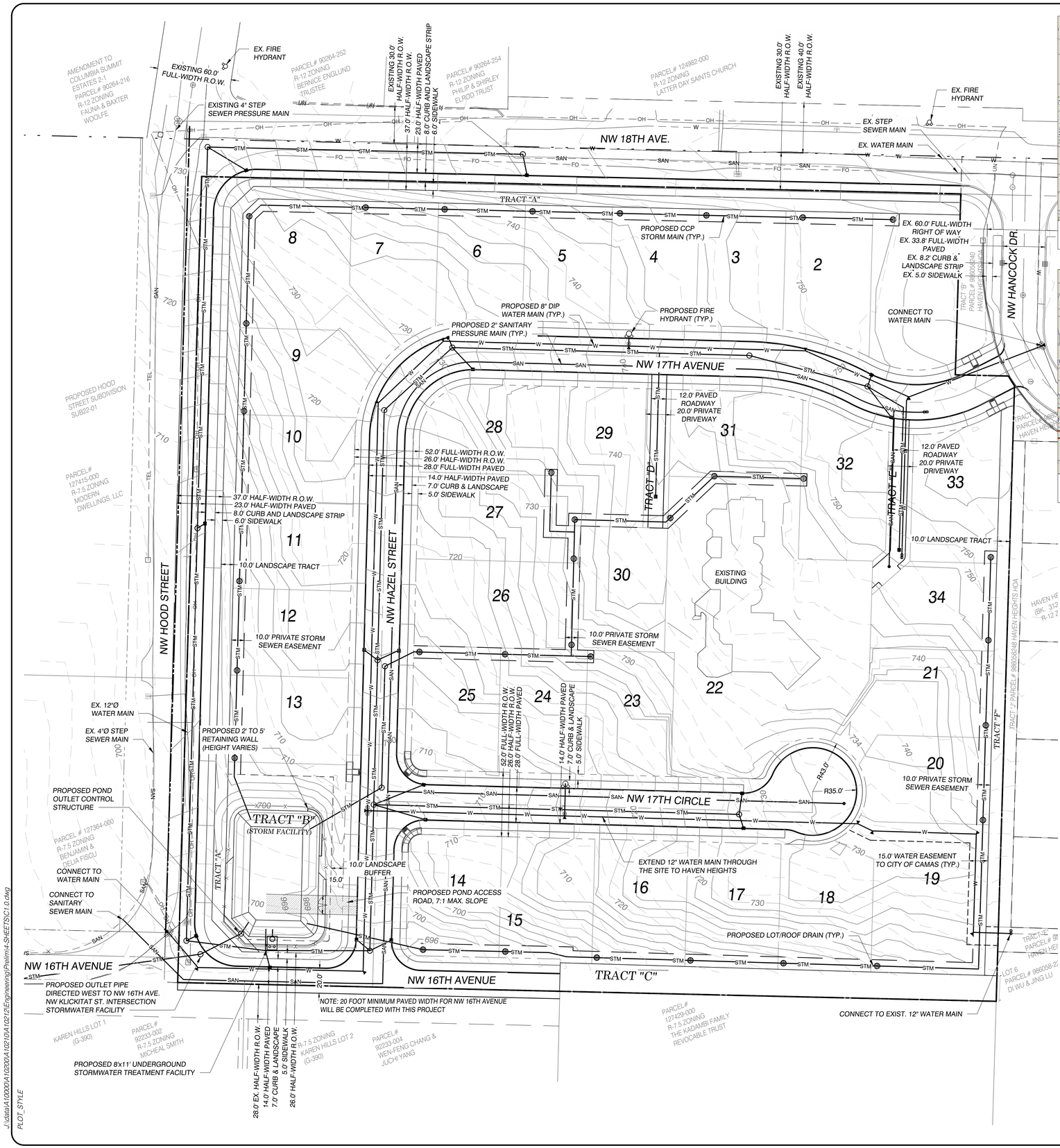
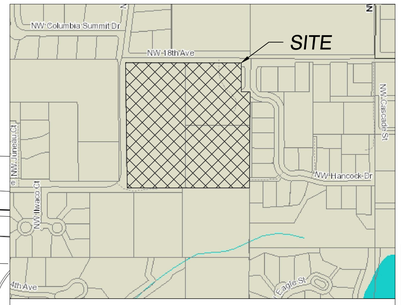
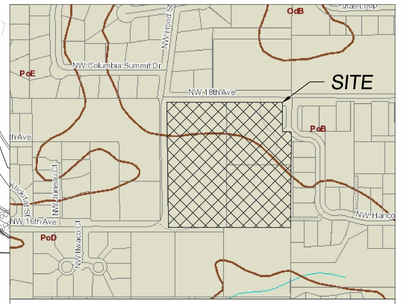




VICINITY MAP
NO SCALE



SOILS MAP
NO SCALE

LEGEND

- PERIMETER OF SITE
- RIGHT-OF-WAY LINE
- CENTERLINE OF ROAD
- FACE OF CURB
- LOT LINE
- EASEMENT LINE
- STM — STORM SEWER LINE
- STM — EXIST STORM SEWER
- SAN — SANITARY SEWER LINE
- SAN — EXIST SANITARY SEWER
- W — WATER SERVICE LINE
- W — EXIST WATER LINE
- 123 — GRADED CONTOUR LINE
- 123 — EXIST CONTOUR LINE
- MANHOLE
- WATER VALVE AND BOX
- FIRE HYDRANT ASSEMBLY
- CLEAN OUT
- CATCH BASIN
- THRUST BLOCK
- WATER SERVICE METER
- TELEPHONE RISER
- GAS RISER
- ELECTRIC RISER
- UTILITY POLE
- UTILITY POLE W/ LIGHT
- SIGN POST

GENERAL NOTES

WATER

1) THERE IS AN EXISTING 12" WATER MAIN IN NW 16TH AVE AND NW HOOD ST.

2) A NEW 8" WATER MAIN WILL BE CONSTRUCTED THAT WILL LOOP THROUGH THE SUBDIVISION TO THE EXISTING MAIN FROM NW 18TH AVE. TO NW HOOD STREET. A 12" WATER MAIN IS TO BE EXTENDED THROUGH THE SITE FROM THE NW 16TH AVE./HOOD STREET INTERSECTION TO THE EXISTING STUB LOCATED IN TRACT "E" OF HAVEN HEIGHTS.

3) ALL PROPOSED LOTS WILL INCLUDE AN INDIVIDUAL WATER METER.

4) PROPOSED FIRE HYDRANTS WILL BE ADDED THROUGH THE SITE TO MEET FIRE CONTROL REQUIREMENTS AND WILL BE LOCATED AS REQUIRED BY THE FIRE MARSHALL.

5) WATER EASEMENTS WILL BE DEDICATED TO CITY OF CAMAS AS REQUIRED.

SANITARY

1. THERE IS AN EXISTING 4" SANITARY PRESSURE (STEP) MAIN IN NW 18TH AVE.
2. A NEW PRESSURE MAIN WILL BE EXTENDED INTO THE DEVELOPMENT TO SERVE ALL PROPOSED LOTS AND WILL RECONNECT WITH NW HOOD STREET.
3. 4" SANITARY SEWER LATERALS WILL BE INSTALLED TO SERVE EACH LOT PER CITY OF CAMAS REQUIREMENTS.

SANITARY SEWER EASEMENTS WILL BE DEDICATED TO CITY OF CAMAS AS REQUIRED.

STORMWATER

1) ALL STORMWATER TREATMENT AND DETENTION WAS DESIGNED TO BE IN ACCORDANCE WITH THE CITY OF CAMAS STANDARDS AND THE STORMWATER MANAGEMENT MANUAL FOR WESTERN WASHINGTON.

2) ALL STORMWATER FACILITIES WILL BE PRIVATELY OWNED AND MAINTAINED BY THE HOA WITH RIGHT-OF-ENTRY TO THE CITY OF CAMAS FOR INSPECTION PROPOSES.

3) NATIVE SOILS ON THE SITE ARE CONSIDERED POWELL SILT LOAM AND ARE TO BE CLASSIFIED IN WWHM AS GROUP 4 (USDA GROUP C).

4) STORMWATER RUNOFF FROM THE ON SITE PAVEMENT, SIDEWALKS, DRIVEWAYS AND LANDSCAPE AREAS WILL BE COLLECTED IN CATCH BASINS AND ROUTED TO A FILTER CARTRIDGES (CONTECH STORMFILTER OR SIMILAR) FOR TREATMENT. STORMWATER WILL BE DETAINED IN A DETENTION POND AND THEN RELEASED AT RATES BELOW PREDEVELOPED CONDITIONS.

5) STORM SEWER ACCESS AND INSPECTION EASEMENTS WILL BE DEDICATED TO CITY OF CAMAS AS REQUIRED.

EROSION CONTROL

1) EROSION CONTROL MEASURES WILL BE DESIGNED IN CONFORMANCE WITH THE CITY OF CAMAS EROSION CONTROL ORDINANCE DURING FINAL DESIGN.

TRANSPORTATION

1) NW 18TH AVE AND NW HOOD ST. ARE CLASSIFIED AS 2 OR 3 LANE ARTERIAL ROADS BY THE CITY OF CAMAS. HALF-WIDTH FRONTAGE IMPROVEMENTS WILL BE COMPLETE ADJACENT TO THE SITE ALONG NW 18TH AVE, NEW HOOD ST. AND NW 16TH AVE.

2) NW HAZEL STREET, NW 17TH AVENUE AND NW 17TH CIRCLE ARE CLASSIFIED AS A 2 LANE LOCAL ROADWAYS BY THE CITY OF CAMAS.

APPROXIMATE GRADING VOLUMES

CUT	15,800 CY
FILL	16,800 CY

NOTE: CUT AND FILL AREAS AND VOLUMES ARE CALCULATED FROM EXISTING GROUND TO FINISHED GRADE AND ARE NOT ADJUSTED FOR STRIPPINGS, TRENCH EXCAVATION, STRUCTURAL EXCAVATION OR SHRINK/SWELL. CONTRACTORS ARE SOLELY RESPONSIBLE FOR QUANTITY ESTIMATES FOR BIDDING PURPOSES.

SCALE: 1"=40'

-40 0 40 80

CLIENT:
MODERN NW INC.
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PORTLAND OR. 97213

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FX:
CONTACT: SERGY MARANDYUK
EMAIL: sergey@modernnw.com

PRELIMINARY DEVELOPMNET PLAN FOR:

18TH AVENUE SUBDIVISION

OLSON ENGINEERING, INC.
LAND SURVEYORS
ENGINEERS
222 E. EVERGREEN, VANCOUVER, WA 98660
360-695-1385
503-289-9936

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PETER A. TUCK — STATE OF WASHINGTON — 21817 — REGISTERED PROFESSIONAL ENGINEER

6/2/2022

CHANGES / REVISIONS

DESCRIPTION:	DATE:

DESIGNED: AAK

DRAWN: AAK

CHECKED: RWP

DATE: JUNE 2022

SCALE: H: 1"= 40'
V: N/A

18TH AVENUE SUBDIVISION

JOB NO.:A10212.01.01

SHEET
1 OF 1

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PLOT_STYLE